

**Roland Bartl**

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**From:** Roland Bartl  
**Sent:** Wednesday, January 03, 2007 1:37 PM  
**To:** Don Johnson; John Murray  
**Cc:** Manager Department  
**Subject:** Audubon Hill pre-feasibility study analysis

Don, John:

I have taken a closer look at the possible expansion of the senior center at Audubon Hill and whether there are any obvious show stoppers apparent at this time. I conclude that the possibility for an expansion cannot be ruled out. But there are questions and obstacles:

**1. Lack of Clearness v. Site Limitations:**

We have no indication from CoA what their program or space needs are. I heard about a need for more parking spaces to alleviate a shortage that currently occurs during certain events and/or times of peak usage. Attached is a conceptual parking expansion plan for the existing site that could help address this problem. Apparently, Engineering had drawn this up when the matter was discussed previously. I also heard about the need for more building space to add programs and/or to better service existing needs. However, since the scope of this is not clear there is no way of knowing what the space needs would be. The present senior center location at Audubon Hill is very limiting. Lot E in itself, as the area of the Town's lease, has a small finite area to work with. Even if the senior center facility could be enlarged beyond the current boundaries of Lot E, significant grading issues will have to be addressed. The physical site limitations could become the cause for escalating costs that may rise to levels out of proportion to the magnitude of the center's expansion. Rather than to design a facility expansion around the limitations of the existing site, it might be better to

I - know first what the realistic program needs are;

II - determine the facility size needed to meet those needs; and

III - see if such a facility could be accommodated at the existing senior center for a reasonable or affordable cost.

**2. Zoning:**

From the zoning end we have a green light except that changes would require a special permit amendment. Municipal uses are allowed in PCRC's. This is how the center got there in the first place. Section 9.9 of the current zoning bylaw ties Audubon Hill back to the zoning applicable at the time it was approved (... "Any previously approve PCRC development shall be subject to the Zoning Bylaw in effect at the time when it was approved." ...). At the time of its approval the project complied with then applicable zoning standards. The project was approved with more than 69% common land when the minimum requirement was 60%. This translates into a 6.52-acre overage of common land, which could be rededicated. At the time of approval of Audubon Hill the zoning regulations for PCRC did not contain any requirements on proportional wetlands distributions.

**3. Natural Resources:**

With the exception of the grading issues already mentioned, there do not appear to be any other constraints to contend with such as nearby wetlands.

**4. Storm Water:**

Existing drainage appurtenances may need to be upgraded and enlarged downstream to accommodate an expansion.

**5. Wastewater:**

Brent (2nd'd by Doug) wrote me the following:

"Roland,

In response to your query about the feasibility of a Senior Center Expansion from a wastewater perspective; here is the necessary information.

The Acton Senior Center is connected to the onsite wastewater system serving the Audubon Hill North

1/3/2007

Condominium Complex. This system was expanded in late 1993 to allow for the increase in wastewater flow resulting from the expansion of meal service at the Senior Center. At this time, the design flow attributed to the Senior Center is 1159 gallons per day, and the design flow for the Audubon Hill North complex (which includes the Audubon Hill Community Center) is 6140 gallons per day. The current Senior Center design flow was calculated by Stamski and McNary, in a 1993 report, based upon the doubling of water use figures from similar facilities. Any increase in the facility would trigger the need to increase the size of the existing onsite wastewater system serving the facility. This could potentially include the replacement or addition of the Senior Center septic tank and grease trap, along with the downstream components of the Audubon Hill North system. The wastewater from the Senior Center flows through a pump station in the AHN system, and if the flows were significantly increased, that station might have to be upgraded or replaced. The current soil absorption system would have to be upgraded, as it is currently at its maximum capacity. This upgrade would necessitate the excavation of additional deep test holes, as Title 5 has changed since the system was constructed -- including the method of groundwater determination. General knowledge of the soils in the area leads me to believe that the estimated seasonal high groundwater elevation would be shallower than the current design groundwater depth, due to the use of soil redoximorphic features in lieu of actual water. This would mean the elevation of the upgrade trenches to a point higher than the current trenches. Also, the revisions to Title 5 in 1995 required that all systems with design flows of 2000 gallons per day be designed with pressure distribution of the effluent. Since the system would be upgraded and the total (existing + expansion) design flow would definitely be greater than 2000 gallons per day, the entire system would have to be upgraded to pressure distribution, which would be a significant cost and require the upgrade of pumps in the dosing chamber and the pipes in the field.

However, the Middle Fort Pond Brook sewer system is available in Faulkner Hill Road, approximately 400' from the current Senior Center.

I hope this answers your questions, if you need anything else, let me know."

6. Condo Association

While I have not seen the lease documents for the senior center, I assume that any kind of expansion could not occur without the approval or acquiescence of both Audubon Hill Condo Associations. With any expansion on site, it may be appropriate to revisit the duration of the lease, or perhaps to reconsider the lease for replacement with outright ownership by the Town.

Please let me know if you have any further questions -

Regards -

*Roland Bartl, AICP  
Town Planner, Town of Acton  
472 Main Street  
Acton, MA 01720  
978-264-9636*

FILE COPY



## PLANNING BOARD

• Town of Acton

472 MAIN STREET ACTON, MASSACHUSETTS 01720 TELEPHONE (508) 264-9636

RECEIVED & FILED

DATE March 6, 1989

Barbara Brown  
TOWN CLERK, ACTON

### DECISION

#### PLANNED CONSERVATION RESIDENTIAL COMMUNITY SPECIAL PERMIT

#### AUDUBON HILL

DECISION of the Acton Planning Board (hereinafter the Board) on the petition of PCRC High Street Trust, Roy C. Smith, Trustee, (hereinafter the Petitioner) for property located in Acton, Massachusetts on the easterly side of High Street, opposite of Faulkner Hill Road. 70 units of clustered residential housing are planned for the 71.24 acre site. The property is shown in the Acton Town Atlas on map H-3, parcels 237, 166, 166-I; map H-3A, parcels 56, 59; map H-3B, parcels 50, 19; and map I-3, parcel 1.

This Decision is in response to an application for approval of a Planned Conservation Residential Community Special Permit Plan entitled, "Audubon Hill in Acton Mass.," (hereinafter the Plan) submitted to the Board on September 29, 1988 under Section 9 of the Acton Zoning Bylaw.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, John Barry, Chairman of the Board, called the hearing to order at 8:15 P.M. on Monday December 5, 1988 at the Acton Town Hall. The public hearing was continued and subsequently closed on Monday, December 12, 1988. Board members John Barry, Greg Niemyski, Mary Giorgio, Quinton Brathwaite, and Robert Block were present throughout the public hearing.

The Plan was presented to the Board and public by the Petitioner, Roy Smith and by his representatives: Harry Donahue of Acton Survey & Engineering, Kenneth Crasco of Carrol R. Johnson & Associates, and by Rick Eifler of Gauchat Architects, Inc. The minutes of the meeting and submissions on which this decision is based may be referred to in the Office of the Town Clerk or the Office of the Planning Board.

#### EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

EXHIBIT 1 - A Plan entitled "Audubon Hill, Acton, Mass.", dated August 1st, 1988, for land owned by High Street PCRC Trust, 292 Great Road, Acton, MA 01720, drawn by Acton Survey & Engineering, Inc., Gauchat Architects, Inc., and Carrol R. Johnson & Associates, Inc., consisting of the following:

Sheet	1	Title Sheet
Sheets	2-9	Master Plan
Sheets	10-13	Record Plan
Sheets	14-24	Architectural Elevations
Sheets	25	Garage Plan & Elevations
Sheets	26	Building Connector Plan & Elevation
Sheets	27	Recreation Center Plan & Elevations
Sheets	28	Elderly Center Plan & Elevations
Sheets	29-30	Audubon Land Plan & Profile
Sheets	31	Brewster Lane Plan & Profile
Sheets	32	Emergency Access Plan & Profile
Sheets	33-36	Detailed Planing & Landscaping Plan
Sheets	37	Typical Cluster Planting Plan
Sheets	38	Construction Detail Plan
Sheets	39-42	Open Space Plan
Sheets	43-46	Erosion & Sedimentation Plan

EXHIBIT 2 - Documents, Forms, and Data required under Section 9 of the Acton Zoning Bylaw and the PCRC Rules and Regulations.

- 2.1 Application for a Special Permit for a Planned Conservation Residential Community (Form PC/RC-3).
- 2.2 Zoning Bylaw Section 9.7.1.1 required Plans Submitted to Town Meeting:
  - "Overall Land Use Plan"
  - "Concept Plan"
  - "Typical Architectural Plans & Elevations"
  - "Typical Landscape Plans"
- 2.3 Zoning Bylaw Section 9.7.1.4 - Soils Map of the Site.
- 2.4 Development Plans.
- 2.5 PC/RC Information Document.
- 2.6 Abutter List (Form PC/RC-5).
- 2.7 Authorizing Vote of High Street PCRC Trust, R.C. Smith, Trustee.
- 2.8 Deed of the parcel of land for which special permit is sought.
- 2.9 Draft of instrument which provides that the trust

will properly maintain all improvements within the PC/RC.

- 2.10 Draft of legal description of the parcels to be dedicated as open space, the proposed method of transfer, and the proposed ownership of each parcel.
  - 2.11 Draft of conservation restriction for the open space.
  - 2.12 Draft of restrictive agreement deed rider establishing the conditions for resale of the affordable units.
  - 2.13 Minimum plan review fee deposit (\$2,000.00).
- EXHIBIT 3 - A Traffic Study entitled, "Traffic Impact Report, Audubon Hill Residential Development, High Street, Acton, Mass.," prepared by Segal/DiSarCina Assoc. transportation consultants, dated 07-27-88.
- EXHIBIT 4 - Runoff calculations by Acton Survey & Engineering, Inc., dated 09/88.
- EXHIBIT 5 - M.G.L., Chapter 21E, Hazardous Materials Site Assessment, Entitled, "Audubon Hill Site, High Street, Acton, Mass., prepared by HMM Assoc., Inc.," dated 03-02-88.
- EXHIBIT 6 - Application for hearing under Scenic Road Bylaw.
- EXHIBIT 7 - Staff reviews: Interdepartmental memoranda submitted to the Board by the Board of Health, one dated December 5, 1988, another dated November 21, 1988; Municipal Properties, dated October 21, 1988; the Historical Commission, dated October 12, 1988; the Fire Department dated November 11, 1988; the Planning Department, dated November 30, 1988; the Council on Aging dated December 5, 1988; and the Engineering Department, dated November 30, 1988.
- EXHIBIT 8 - Letter from Robert Evans Jr., dated November 11, 1988.
- EXHIBIT 9 - Letter from Acton Survey and Engineering, dated December 5, 1988.

EXHIBITS 1 and 2 are referred to herein as the Plan.

#### FINDINGS AND CONCLUSIONS

Based upon its review of the exhibits and the record of the proceedings the Board finds and concludes that:

1. The application and exhibits are consistent with the intent and purpose of the Zoning Bylaw, Section 9. and, where applicable, with the construction and design standards of the Acton Subdivision Rules and Regulations.
2. The application and exhibits are consistent with the Audubon Hill Planned Conservation Residential Community Plans approved by the November 27, 1984 Special Town Meeting, Warrant Article 22.
3. The Project is located in the PCRC District.
4. The proposed design of the High Street detention basin outlet structure does not reduce peak run-off from the site under post-development conditions to pre-development conditions.
5. The Acton Engineering Department questions the method used to determine the volume of storage in the "on-site detention basin" and the "High Street detention basin."
6. Clogging of the High Street detention basin outlet structure could result in the flooding of a public way.
7. The weir type catch basin is designed with two outlets at the same elevation, and no provision for an emergency overflow is proposed.
8. There are some discrepancies between the drainage system on High Street as shown on the Plan and what actually exists in the field.
9. From station 6+50 to station 8+00, Audubon Drive curves sharply and has an approximate grade of -7.47%.
10. Provisions for groundwater seepage are insufficient where large cuts are required for road construction.
11. The erosion control measures for the construction phase at the entrance to the site are inadequate as currently proposed.
12. The Plans lack references to proposed monumentation, especially near the proposed streets.
13. Since this project will be marketed solely to people 55 years of age or older, the provision of pedestrian ways is essential.
14. During the pre-application phase of development the Board requested that the entrance of Audubon Hill Drive be located opposite Faulkner Hill Road on High Street.
15. The Petitioner needs a variance from the Health Department and the DEQE to use a septic system on the site, otherwise a sewage treatment plant will be required.
16. Water distribution for fire hydrants must have adequate flow

rates for residential firefighting.

17. Fire alarm systems for individual buildings need to be approved by the Fire Department.

18. No wood frame construction of buildings should occur until fire hydrants are operational and roadways are passable by fire apparatus.

19. Surface water run-off from the access road is being discharged directly into the proposed ponds.

#### BOARD ACTION

Therefore the Board votes to **APPROVE** the Planned Conservation Residential Community Special Permit subject to and with the benefit of the following conditions, plan modifications, waivers, and limitations:

#### 1.0 PLAN MODIFICATIONS

Prior to the endorsement of the Plan by the Board the Petitioner shall cause the Plan to be revised to show the following additional, corrected, or modified information.

- 1.1 The Plan shall be revised to show the drainage system on High Street as it actually exists, including the type of catch basin, pipe sizes, and invert elevations from the existing basin to the culvert under Conant Street.
- 1.2 The High Street detention basin and its outlet structure shall be redesigned so that:
  - the post-development rate of peak runoff is not increased compared to the pre-development rate,
  - the disturbance to the site, and the cutting of trees over 6 inches D.B.H. will be kept to a minimum,
  - there will be adequate storage capacity to accommodate the 100 year storm,
  - the detention basin has an outlet structure which is designed for a 10 year storm, and,
  - the clogging of the outlet structure will not result in the flooding of High Street.
- 1.3 The design engineer shall clarify and further document the method used for determining the required volumes of both the "on-site" and the "High Street" detention basins. Final design and calculation shall be to the satisfaction of the Acton Engineering Department.
- 1.4 A guardrail or dense hedgerow shall be located along the outside curve of Audubon Drive, from station 4+00 to station

5+50.

- 1.5 The Petitioner shall show details of all existing trees 6 inches D.B.H or larger within 50 ft. of High Street from the entrance of Audubon Drive south to the property boundary. The requested waiver from the PCRC Rules and Regulations is not granted with regards to this location.
- 1.6 Where large cuts are required for road construction interceptor drains shall be located so as to prevent groundwater seepage onto roads.
- 1.7 In addition to silt check dams on the sideline of Audubon Drive and the emergency access road, stone dikes shall be installed at the entrances to prevent silt from washing onto High Street.
- 1.8 Temporary erosion control measures such as temporary siltation basins shall be shown on the plan and accompanied with a summary of the construction sequence.
- 1.9 Measures shall be taken to minimize the sedimentation and contamination of the proposed ponds from surface runoff channeled from Audubon Drive and Brewster Lane.
- 1.10 Permanent monuments consisting of either stone bounds or drill holes shall be set strategically throughout the development to allow replication of streets and lotlines. Intersections and key angle points shall be bounded including the intersection between Brewster Lane and Audubon Drive, the intersection of Audubon Drive and the elderly center, the corners of lot "E," the intersection of the emergency access road and High Street, and the intersection of the emergency access road and Audubon Drive. Bounds shall be located at the center of all cul-de-sacs. Center line nails shall be installed in the final course of pavement at all P.C.'s, P.T.'s, and center line intersections.
- 1.11 Compliance with Plan Modifications 1.1 through 1.10 shall be approved by the Engineering Administrator. Prior to endorsement of the Plan, the Petitioner shall provide the Planning Department with written certification that this condition has been satisfied.
- 1.12 Additional walkways shall be shown on the Plan which shall allow for safe and convenient pedestrian circulation between:
  - the cluster denoted as "Phase S-5" and the cluster denoted as "Phase N-2,"
  - the cluster denoted as "Phase S-5" and the elderly center,
  - the elderly center and High Street.



- 1.13 Sidewalks shall also be shown along Lot S's frontage on High Street.
- 1.14 The path between the senior center and the recreation center shall be clearly labeled on the Plan.
- 1.15 The existing trail between the cluster denoted as Phase N-3 connecting to the recreation center shall be maintained and shown on the Plan.
- 1.16 Curb cuts and crosswalks shall be located shown on the Plan where sidewalks are continued on the opposite side of the road.
- 1.17 All trees to be planted shall have a minimum height of 8 feet. The landscaping plan shall be amended accordingly. The requested waiver from the Subdivision Rules and Regulations in this regard is not granted.
- 1.18 "Private way" signs for Auduon Drive and Brewster Lane are to be shown on the Plan.

## 2.0 WAIVERS

- 2.1 The following waivers from compliance with the Planned Conservation Residential Community Rules and Regulations are hereby granted, no other waivers from these Rules and Regulations are authorized:
- 2.2 -Section 4.3: Waive the requirement that a north arrow be shown on all sheets to allow the Detail Sheets, Architectural Plans, Title Sheet, and other sheets on which a north arrow is not applicable to be shown without.
- 2.3 -Section 5.3: Waive the requirement that the Master Plan consist of three sheets to allow the use of multiple sheets in order to conform to Section 5.3.2.
- 2.4 -Section 5.3.3.3: Waive the requirement that the location of all permanent monuments be properly identified to allow the location to be shown on 40 scale plans for clarity.
- 2.5 -Section 5.5.2: Waive the requirement that the scale of Plan be  $1/8" = 1'$  for Sheets 15 through 27 to allow more detail at  $1/4" = 1'$ .
- 2.6 -Section 5.7.2: Waive the requirement that the scale of the plan be  $1" = 40'$  to allow the preparation of an overall Landscape Plan at  $1" = 40'$  and a detailed Landscape Plan at  $1" = 20'$ , showing several representative building groupings.
- 2.7 -Section 5.7.7: Waive the requirement to show the "proposed areas to be disturbed or cleared areas showing the drip line

of trees abutting such disturbed areas," and allow the Plans to show the limit of cleared vegetation at ground surface to include shrub vegetation, understory plants, etc., without precluding possible extensions of tree canopies above the limits of the disturbed ground surface.

- 2.8 -Section 5.8.3: Waive the requirement to show tree planting details and allow tree planting details be shown on Landscape Plans.
- 2.9 -Section 5.8.2: Waive the requirement that the scale of the Construction Detail Plan be 1"=40'.
- 2.10 The following waivers from compliance with the Acton Subdivision Rules and Regulations are hereby granted, no other waivers from these Rules and Regulations are authorized:
- 2.11 -Section V.H.1, Para. H.1: Waive the requirement to plant trees on lots approximately 10 feet from the street line and, in consideration that the site is forested, allow the inclusion of transition planting with shrubs and small trees at limits of cleared areas while providing greater emphasis on planting inclusions close to buildings.
- 2.12 -Design and Construction Standards Reference - Planting Detail Drawings: M-2, Deciduous Tree Planting; M-3, Evergreen Tree Planting; and M-4, Shrub Planting:
  - Amend detail of M-2, M-3, and M-4 to allow planting backfill mix of 3/4 loam and 1/4 peat moss.
  - Amend details of M-2, M-3, and M-4 to allow wood chip mulch as well as bark mulch.
  - Amend notes on M-4 to allow shrubs not less than 15" to 18" in spread.
- 2.13 -Waive the requirements of the Rules and Regulations relative to Plan sheet size, pavement width, driveway horizontal and vertical alignments.

### 3.0 CONDITIONS

- 3.1 The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions shall render the approval of this Planned Conservation Residential Community Special Permit null and void without force or effect.
- 3.2 Directory signs shall be placed at each driveway entrance to identify the street/unit numbers contained within each

cluster. The Petitioner shall show the proposed location of the signs on the Plan.

- 3.3 All walkways and sidewalks shall comply with the requirements established by the Massachusetts Architectural Access Board.
- 3.4 The operational procedures and specifications of the keyed emergency gates shall be subject to the approval of the Police and Fire Chiefs prior to the issuance of occupancy permits.
- 3.5 The water distribution system shall be verified by the Fire Chief to have adequate flow rates for residential firefighting prior to the issuance of a building permit.
- 3.6 Fire alarm systems for individual buildings shall be approved by the Fire Department prior to the issuance of any occupancy permit.
- 3.7 No wood frame construction of buildings shall occur until fire hydrants are operational and roadways are passable by fire apparatus. The Petitioner shall submit to the Building Commissioner appropriate certification from the Acton Water District and the Fire Chief.
- ✓ 3.8 Prior to the endorsement of the Plan the petitioner shall present a bond acceptable to the Board or a properly executed restrictive covenant and, if appropriate, a subordination agreement satisfactory to the Board.
- 3.9 All materials and specifications related to water supply shall comply with Acton Water District standards.
- 3.10 Audubon Drive and Brewster Lane shall remain in private ownership.
- ✓ 3.11 Prior to endorsement of the Plan, the Petitioner shall submit a construction schedule which outlines the sequence of the construction phases.

#### 4.0 LIMITATIONS ON APPROVAL

- 4.1 The following restrictions have been stated for the purpose of emphasizing their importance, but are not intended to be all inclusive. The Plan must be in compliance with the Rules except for the waivers granted herein.
- 4.2 This Decision applies only to the site which is the subject of this petition. All construction to be conducted on the site shall be conducted in accordance with the terms of this approval and shall be limited to the improvements shown on the Plan.

4.3 This Decision applies only to the requested special permit. Other approvals or permits required by the Bylaw, other governmental boards, agencies, or bodies having jurisdiction, shall not be assumed or implied by this Decision.

4.4 This PCRC Special Permit shall expire if the Plan is not endorsed within one year of the date of the filing of this decision with the Acton Town Clerk, except for good cause, or if a substantial use thereof has not commenced within two years of the date of the filing of this decision with the Acton Town Clerk, except for good cause. Any request for an extension of the time limitation set forth herein must be made in writing to the Board at least 30 days prior to said expiration date. The Board herein reserves its rights and powers to grant or deny such extension.

4.5 The Board hereby reserves its powers to modify or amend the terms and conditions of this special permit upon its own motion or on the application of the owner, lessee, or mortgage of the premises. The Board further reserves its powers to amend this permit without a new public hearing provided the Board finds that such amendment is not significant to the public interest and that such amendment is not inconsistent with the purpose and intent of the Acton Zoning Bylaw or with the terms of this permit.


## 5.0 APPEALS


5.1 Appeals, if any, shall be made pursuant to M.G.L, Chapter 41, Section 81-BB and shall be filed within twenty (20) days after the date of the filing of this Decision with the Town Clerk.

Witness our hands this 4th day of March, 1989.

  
Quanton Brathwaite, Chairman

  
Robert Block, Vice Chairman

  
Mary Giorgio, Clerk

  
Greg Niemyski, Member

  
John Barry, Member

I, Timothy J. Smith, Assistant Town Planner, do hereby certify that this is a true copy of the Planning Board Decision.

Timothy J. Smith  
Timothy J. Smith  
Assistant Planner

March 4, 1989  
Date

This is to certify that the 20-day appeal period on the DECISION of AUDUBON HILL has passed and there have been no appeals made to this office.

Cornelia Huber, Town Clerk

                      
Date

Copies furnished:

Petitioner - certified mail  
Conservation Commission  
Building Commissioner

Board of Health  
Town Engineer  
Town Clerk



## PLANNING BOARD • Town of Acton

472 MAIN STREET ACTON, MASSACHUSETTS 01720 TELEPHONE (508) 264-9636

### AMENDMENT OF DECISION Audubon Hill Planned Conservation Residential Community

AMENDMENT by the Acton Planning Board to its decision on the petition for a special permit for a Planned Conservation Residential Community, named Audubon Hill, dated and signed by the Planning Board on March 4th, 1989 and subsequently filed with the Acton Town Clerk on March 6th, 1989 (hereinafter the ORIGINAL DECISION). This AMENDMENT is made upon the Planning Board's own motion based upon Section 4.5 of its ORIGINAL DECISION.

At its regular meeting on February 24th, 1992, the Planning Board determined that EXHIBIT 2.12 of the "Plan", as referred to in the ORIGINAL DECISION, is not and never was a material and substantive component of the special permit application or of the "Plan", and that it did not have any bearing on the outcome of the Planning Board's deliberations or the ORIGINAL DECISION. The Planning Board, in hearing and deliberating the special permit application, was aware that the Town of Acton, through its Town Manager, was in the process of negotiating a separate agreement affecting among other items the proposed senior center and the sales price restrictions on certain units. The Planning Board did not consider these items to be within its authority as a special permit granting authority under the provisions for a Planned Conservation Residential Community of the Acton Zoning Bylaw, as it was in effect at the time when the ORIGINAL DECISION was issued.

Therefore, the Planning Board votes to amend the ORIGINAL DECISION as follows:

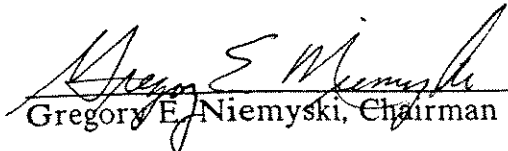
Delete Exhibit 2.12 in its entirety.

RECEIVED & FILED  
DATE FEB. 25, 1992  
Constance A. Huber  
TOWN CLERK, ACTON

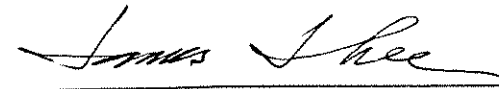
The Planning Board finds that this AMENDMENT is not significant to the public interest and that it is not inconsistent with the purpose and intent of the Acton Zoning Bylaw or with the terms of the ORIGINAL DECISION, and that therefore no public hearing is necessary.

All other terms and conditions of the ORIGINAL DECISION shall remain in full force and effect.


Witness our hands this 24th day of February, 1992.


  
Gregory E. Niemyski, Chairman

\_\_\_\_\_  
David L. Hill

  
James J. Lee

  
Mary L. Giorgio

  
Douglas Carnahan

  
William H. Shupert, III

cc: Town Manager  
Town Clerk  
Building Commissioner  
Petitioner

[rhb351\*2/92]

TOWN OF ACTON

INTER-DEPARTMENTAL COMMUNICATION

DATE: 12/4/92

TO: Planning Board  
FROM: Donna Jacobs, Assistant Planner  
SUBJECT: Audubon Hill Red Line Change  
Siding on Senior Center

Attached please find a letter from R. Smith Associates asking the Board to grant permission for a red line change to the plan to allow the substitution of siding material on the newly constructed Senior Center.

The PCRC Plan note calls for "wood stained clapboard". The Council on Aging has requested that the siding materials be changed to vinyl clapboard for several reasons: 1) it will be easier for them to maintain; 2) the use of white vinyl will distinguish the Senior Center from the Audubon Hill buildings; and 3) it costs less to install.

Planning staff recommends that the Board vote to authorize this red line change as per the Council on Aging's request.

*approved*



For the best possible print results, click the printer icon on the Live Search Maps page.

Location result for

**50 Audubon Dr, Acton, MA 01720-4256**

